

PLANNING COMMISSION MINUTES

September 11, 2017 7:00PM

CALL TO ORDER: The Pledge of Allegiance was said and the meeting was called to order by Dean Roney at 7:00PM. Members present were: Dean Roney, Sandy Anderson, Bill Bailey, Adam Reese, Brian Barthelson and Mary Miller. We have a quorum. Also in attendance: Becky Hosack, Township Secretary/Zoning Administrator.

APPROVAL OF MINUTES:

Mary Miller made the motion to approve the minutes from the August 7, 2017 meeting. Sandy Anderson seconded the motion. Brian Barthelson and Adam Reese abstained. All others voting in favor. Motion carried.

CORRESPONDENCE:

The monthly zoning reports were reviewed for August. Dean Roney asked what the difference was between what is charged for a garage and a barn. Becky Hosack stated that it is based upon square footage and the price is the same per square foot, .10 cents per square foot. There was a question on what the large structure was for Jack Clark. Becky indicated it was another storage garage.

OLD BUSINESS:

None

NEW BUSINESS:

Sandy Anderson spoke regarding businessman Chris Snyder who was in to ask about using a property for an indoor and outdoor archery shooting range and retail for the archery sport. Sandy noted that the Planning Commission needs to be more clear when they discuss uses in gray areas as this was, stating that Mr. Snyder left the Planning Commission meeting feeling like he could do the indoor and outdoor ranges and that he did not need to do anything else. The Supervisors had discussed it at their meeting due to residents in the audience voicing their concerns over the outdoor shooting range. The residents did not feel it was safe and did not want the Supervisors to allow it. Sandy called and spoke with Mr. Snyder as did Becky Hosack, informing him that he could not do the outdoor range. The Supervisors also had Becky send a certified letter to Mr. Snyder stating that he could not do the outdoor shooting range. Sandy stated that Mr. Snyder was not happy with the decision and felt that when he left the Planning meeting he was permitted to go forward with his plans. Mary Miller spoke that she agreed that for herself she learned she needs to be more assertive in voicing her opinions. She felt that she did not do that strongly enough at the Planners meeting when Mr. Snyder was there. She feels that all members need to speak up when they are not in agreement with something and possibly bring a vote or recommendation to the table. Mary Miller and Adam Reese both agreed that if there had been a vote taken, they would have voted no for the outdoor range. Mary also feels that Roberts Rules need to be followed at the meetings and she is not certain they are. Becky Hosack noted that the certified letter that was sent to Mr. Snyder came back undelivered. Sandy told Becky to resend the entire letter and envelope in another envelope via regular mail.

OTHER:

Sandy briefed the Planning Commission on the car cruise in. Approximately \$4100 was raised for the park fund and there were 145 cars in attendance. Mary Miller said that while selling 50/50 tickets she heard many compliments about the park.

Sandy said that the bid for the new pavilion should go out in January or February. There has been a slight delay due to the architect not getting information back in a timely manner.

Sandy also mentioned about a new tenant going into the old Penelec building on Lexington Road. The new tenant will be doing a limited retail business selling remote control cars and supplies. He will also have a track in part of the building

for people to race their remote controls. Becky Hosack noted that this was a good learning example for everyone as she did not think that the person could do the race track portion of his plan as she viewed it as an indoor commercial use, which is not a permitted or conditional use in the A-1 district that this sits in. After going to the solicitor per Sandy Anderson's request, it was determined that because the use in the building for many consecutive years has been commercial, this would just be a continuation of a non-conforming use. The use had not lapsed for a year, therefore it could continue.

Becky also asked that the Planning Commission go back to reviewing and revising the zoning ordinance uses and districts. She has found inconsistencies and they could cause future issues and need to get corrected. The Planners agreed that now that the weather was turning and there would be less on the agenda they would go back to the revisions to the ordinance.

ADJOURNMENT:

Sandy Anderson made a motion to adjourn the meeting. Adam Reese seconded the motion. All voting in favor. The meeting adjourned at 7:26pm.

Respectfully,

Sandy Anderson